

PLANNING APPLICATIONS COMMITTEE

**ADDENDUM
30th July 2019**

Item

3. AMEND

Neighbours Notified:

1-19 (inc) Conifer Court; (plus Wellbeing Officers at Conifer Court), 16 Conifer Close; 12-32 (even), 37-43 (odd) Pinetree Road; 19, 21, 23, 24, 25 & 26 Oak Close.

AMEND Condition 12 to read:

12. The development permitted by this planning permission shall be carried out strictly in accordance with the approved Flood Risk and Drainage Assessment (Microdrainage Calculations (14/06/19); Pine Tree Road Foul and Surface Water Drainage Layout (Project no. 5009229, Rev. P3, 14/06/19 and Flood Risk and Drainage Assessment Ref. 5009229, 7th May 2019) and in particular the following mitigation measures detailed within the FRA:

- Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change)

critical rain storm to 3 l/s for the site.

- Provide provision of surface water attenuation storage as stated within the FRA to provide attenuation up to the 1 in 100 year event plus 40% (allowance for climate change), in accordance with 'Science Report SC030219 Rainfall Management for Developments'.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing and phasing arrangements embodied within the scheme.

4. ADD letter of comment from Councillor Kondakor raising the following points:

1. There is no pavement on Gypsy Lane toward Griff

2. The air quality is not increased by the development

3. All trees should have a TPO put on them

4. Object to the highways contribution being paid to WCC Highways unless they agree to adopt the Turnover Bridge cycling connection

5. Any bus service must link the site to the A444.Coventry Road Corridor and adjacent employment site

ADD

Consultation Responses:

Additional letter received from the Canal and Rivers Trust raising the following points:

1. The Borough Plan proposed a link across the Coventry Canal and would facilitate many benefits.

2. The works to the Turnover Bridge are necessary and these planning applications should include a mechanism for the carrying out of the works, and a requirement that these are delivered within a time frame.
3. The Trust is keen to avoid a situation where the development is carried out without these works being carried out.
4. Since these provisions are not within the current applications they should not be put forward for approval.

AMEND Condition 4 to Read:

4. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

Plan Description	Plan No.	Date Received
Site Location Plan	TIL002-001 rev D	9th August 2018
Parameter Plan	TIL002-005 rev J	10th April 2019
Access Arrangement Plan	ITB8112-GA-012/013	27th July 2017

AMEND:

Planning Obligations Table to remove reference to Canal and Rivers Trust to read:

NBBC - Canal bridge improvements and enabling of footpath - £22,500

ADD to Neighbours Notified:

9 & 10 Sterling Way.
 1 Exbury Way.
 237 and 255 Marston Lane Nuneaton.
 14-24 (even and 72-86 (even) Red Deeps.
 36 nuneaton Road Bedworth.
 1 Fairlands Parks.
 16 and 26 Gipsy Lane.

5. **AMEND Recommendation to read:**
 Planning Committee is recommended to grant planning permission, subject to the conditions printed:

ADD to Neighbours Notified:
 Bailey Buldbase Weddington Road.

AMEND Condition 2 to read:

2. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

Plan Description	Plan No.	Date Received
Site Location Plan	GPP/AMPH/WTN/19/02	9th April 2019
Biomass Plant Area	M002 P2	3rd July 2019
Plan Layout Internal Heating Layout	M001 P2	29th March 2019
Plant Room	HDN10	29th March 2019
Dragon Boller	HDN06	29th March 2019
Fuel Store	HDN08	29th March 2019

6. **AMEND Neighbour Responses to read:**
There have been 4 objections from 3 addresses to the amended plans.
Additional comments are summarised below:
- The parking spaces are closer to property than the existing garages.
 - Width of access route has been reduced making it difficult to turn onto property.
 - Disruption during build.
 - Not sure how existing trees along access road can be retained.
8. **ADD letter of comment from Councillor Kondakor raising the following points:**
1. There must be a requirement to provide a lit safe walking & cycling route though to the turnover Bridge before more than 20% of the site is occupied as there is no safe walking or cycling route along Gipsy Lane.

AMEND Planning obligations:

WCC Highways- Creation of a cycle path leading to Bermuda Station including a Toucan Crossing on Coventry Road- £200,000.

ADD

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